

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Glenn Wright, Jr./The Villas at La Preserve

**Case #:** 24-R-03

**Date:** 3/25/03

**Comments:**

No Comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Glenn Wright, Jr./The Villas at La Preserve

**Case #:** 24-R-03

**Date:** 3/25/03

**Comments:**

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Glenn Wright, Jr./The Villas at La Preserve      **Case #:** 24-R-03

**Date:** 3/25/03

**Comments:**

1. Provide flow test
2. Show fire main and hydrants.

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	Glenn Wright, Jr./The Villas at La Preserve	<b>Case #:</b>	24-R-03
<b>Date:</b>	3/25/03		

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Glenn Wright, Jr./The Villas at La Preserve

**Case #:** 24-R-03

**Date:** 3/25/03

**Comments:**

1. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If there are overheads, they should be placed underground.
2. Indicate all existing trees and palms on site, their species name and sizes (trunk ht. if palms, trunk diameter if trees), and whether or not they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply. Any trees or palms that would be considered good candidates for relocation should be relocated.

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**Division:** Planning **Member:** Lois Udvardy  
828-5862

**Project Name:** Glenn Wright, Jr./The Villas at La Preserve **Case #:** 24-R-03

**Date:** 3/25/03

**Comments:**

Site Plan Level III/Eight (8) unit Cluster Home Development/RD-15

**Comments:**

1. Cluster developments are subject to review by Planning and Zoning Board. Criteria for review is Adequacy Review, Sec. 47-25.2; Neighborhood Compatibility Review, Sec. 47-25.3, and Cluster Dwellings, Sec. 47-18.9. Please provide a point-by-point narrative addressing each of these sections prior to submittal for Planning and Zoning Board.
2. Platting is required for this proposed cluster home development. During the platting process pursuant to ULDR Sec. 47-25.2.F. Adequacy Requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$6,720. The plat is subject to Sec. 47-24.5, Subdivision Regulations and requires DRC, PZ and City Commission review.
3. Provide a table indicating required and proposed set backs on site plan.
4. Label elevations north, south, east and west.
5. Provide easements per Sec. 47-18.9. Walls cannot be located in easements.
6. Pursuant to Sec. 47-18.9.C.9., Seventy-five percent (75%) of all fences within 25 feet of a public right-of-way must be of non-opaque materials such as vertical bars or picket fence.
7. Gazebos cannot be located in front yard (Sec. 47-19.2.P.)
8. Indicate wall location with a dashed line on elevations.

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9. Dimension each parcel.
10. Corner of roof on Sheet A-3 is in setback.
11. Label AC units – units cannot be located within 5 feet of property line.
12. Discuss additional right-of-way requirements with Engineering representative.
13. Provide additional architectural features on end units – Sheet A-4.
14. Include in the Cluster development narrative how the architectural style is compatible with and complimentary to adjacent structures.
15. Show the outline and use of adjacent building on the site plan and elevations.
16. Show the relationship of buildings to street on elevations.
17. Change name on Sheet LP-1 from townhouses to cluster development.
18. Sheet LP-2 indicates Land Use is Regional Activity Center, please change to Residential Medium.
19. Provide street trees on S.W. 23 Street.
20. Identify trash containers and method of collection.
21. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
22. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Glenn Wright, Jr./The Villas at La Preserve	<b>Case #:</b>	24-R-03
<b>Date:</b>	3/25/03		

**Comments:**

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Will all garages have secondary locking devices?
6. Will first floor entry doors have 180 degree viewing devices? (peep hole)
7. All entry doors and locking devices will have sufficient security rating.
8. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
9. Will Foliage and Landscaping be installed using the three foot, six foot rule? Under windows, foliage should be no higher than three feet. Trees should be trimmed above six feet. This rule allows for a clear line of site for all observers.



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|----------------------|---|----------------|-------------------------------|
| <b>Division:</b>     | Zoning                                      | <b>Member:</b> | Terry Burgess<br>954-828-5913 |
| <b>Project Name:</b> | Glenn Wright, Jr./The Villas at La Preserve | <b>Case #:</b> | 24-R-03                       |
| <b>Date:</b>         | 3/25/03                                     |                |                               |

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